

TRC Meeting Minutes

June 18, 2009

City Hall – Council Chambers 217 S. Main Street

TRC Members Present: Dan Mikkelson, Patrick Ritchie, David Phillips, Preston Mitchell, Craig Powers, Chris Tester, Jason Wilson, Lynn Hillard, City Council Representative – Bill Burgin, and Planning Board Representative – Craig Neuhardt

Guests Present: Gray Stout and JR Dunkley – Sacred Heart
Diane Gibbs and Bill Burgin – Gamewell Engineering

I. Meeting called to order by TRC Chair Dan Mikkelson at 9:00 a.m.

II. Welcome Guests and Visitors

III. Approval of Minutes

- Patrick Ritchie made the motion to approve the May 21, 2009 TRC Minutes. David Phillips seconded the motion. All were in favor.

IV. Adoption of the Agenda

- The submittal CD-2-07-2009 Henderson Independent High School was removed from the agenda as it was determined it would require a Minor Site Plan review instead of Conditional District review.

V. Land Development Ordinance Review

- **CD-4-06-2009 Gamewell Engineering**
1817 East Innes Street
Tax Map 071, Parcel 208
Zoning RMX

Preston Mitchell introduced the submittal. The review as a conditional district is due to the request of parking in the front yard and a revision of setback requirements. Diane Gibbs stated they had a hardship regarding meeting parking requirements due to the site being on a large slope. Lynn Hillard asked Ms. Gibbs to clarify their proposal for trash pick-up. Ms. Gibbs stated the owner will have two roll outs in an enclosure and the owner will roll out the canisters. Lynn was accepting of that proposal. Patrick Ritchie noted the proposal will require a NCDOT driveway permit. Since the site is less than one acre, NPDES shall not apply. However; the plan is showing a storm drain in the driveway which is not recommended. Staff will work with the design engineer for options. The plan is showing RPZ in two different locations, need to identify best location and remove the second one. Additional discussions continued regarding connectivity and storm drainage. All comments and recommendations shall be forwarded to the applicant.

Action Taken: Preston Mitchell made the motion to recommend approval subject to the staff comments being complied with. Lynn Hillard seconded the motion. All were in favor.

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- **CD-7-02-2008-15 Sacred Heart**
2725 Jake Alexander Blvd North
Tax Map 327, Parcel 001
Zoning IC-CD

Preston Mitchell introduced the submittal as the second revision to the previously approved CD. Preston stated the proposed changes as noted on the application. Gray Stout stated that the changes were due to construction costs. Staff recommended the applicant check with Rowan County Environmental Health regarding requirements of the dumpster. Show requirements on the site plan.

Action Taken: Preston Mitchell made the motion to recommend approval to the Planning Board subject to the staff comments being complied with. Patrick Ritchie seconded the motion. All were in favor.

- **MA-01-09 Novant RoMed**
102 Mocksville Avenue
Tax Map 006, Parcels 245 & 246
Zoning RMX & NMX

David Phillips introduced the submittal. The site is the former Salisbury Pharmacy. The plan is proposing to remove the existing building and build a 32,000 square foot two story building. The applicant is proposing parking on the site and lots on Caldwell Street which they own. Also, proposing street parking along Franklin and Caldwell Streets. David stated the applicant shall need to provide elevation drawings. Additional discussion related to landscaping, lighting, parking, and utility requirements. Dan Mikkelsen recommended the on street parking be removed from the submittal as it was not needed to meet parking requirements. Dan also stated the proposal did not result in more than 3000 trips per day being generated. All comments and recommendations shall be forwarded to the applicant.

Action Taken: David Phillips made the motion to recommend approval to the Planning Board subject to the staff comments being complied with. Preston Mitchell seconded the motion. All were in favor.

VI. Other Board Business

Dan Mikkelsen introduced the proposed Downtown Maintenance Code which applies only to the downtown municipal district. Dan recommended it be added to Chapter 14 of the LDO. Dan also recommended a clarification of how the abatement shall be processed be handled.

VII. Adjourn

Dan Mikkelsen adjourned the meeting at 10:40 a.m.